

Charter Bylaw 19780

To allow for small scale infill development, West Jasper Place

Purpose

Rezoning from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone; located at 9645 155 Street NW.

Readings

Charter Bylaw 19780 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Charter Bylaw 19780 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on June 18, 2021 and June 26, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 19780 proposes to rezone land from the (RF1) Single Detached Residential Zone to the (RF3) Small Scale Infill Development Zone. The purpose of the proposed RF3 Zone is to provide for a mix of small scale housing such as Single Detached, Duplex, Semi-detached, and Multi-unit Housing. The Mature Neighbourhood Overlay would continue to apply to the site to ensure the future built form remains compatible with the existing residential neighbourhood. The application conforms to the Jasper Place Area Redevelopment Plan, which designates this site for Transit Oriented Housing, which aligns with the general purpose and uses allowed in the proposed RF3 Zone.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Public Engagement

Advance Notice was sent to surrounding property owners and the president of the West Jasper Sherwood Community League on March 29, 2021. Two emails and a

phone call were received in opposition to this rezoning and are summarized in the attached Administration Report..

Attachments

1. Charter Bylaw 19780
2. Administration Report